

EBI LAND, LLC, a Mississippi Limited Liability Company

TO:

**SHORT CREEK INVESTMENTS, LLC,
a Mississippi Limited Liability Company**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **EBI LAND, LLC, a Mississippi Limited Liability Company**, does hereby sell, convey and warrant unto, **SHORT CREEK INVESTMENTS, LLC, a Mississippi Limited Liability Company**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

TRACT 1: A 165.52, more or less, acre tract of land located partially in the Northeast Quarter and the Southeast Quarter of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi, and is further described as follows:

Beginning at a ½ inch rebar set being a common corner of the herein described property and the Brenda Rogers tract to the North; said point lies South 00 degrees 52 minutes 50 seconds East, 1361.57 feet from the Northeast corner of Section 5, Township 3 South, Range 6 West; thence South 00 degrees 52 minutes 50 seconds East along the East section line and common West line of the Vanderburg tract, the Mary Chamberlin, Elton Murphy and Herman Vaiden tracts a distance of 2723.15 feet to a ½ inch rebar set being a common corner of the herein described property and the Soon Heung Lee tract to the South; thence South 89 degrees 51 minutes 31 seconds West along the North line of the aforementioned Lee tract a distance of 2645.53 feet to a ½ inch rebar set in the East line of the John Vaughn tract; thence North 01 degrees 03 minutes 31 seconds West along the half section line and common East line of the aforementioned Vaughn tract, the Leonard Boatwright, the Cozette Snyder, and Bobby Fulbright tracts a distance of 2719.48 feet to a ½ inch rebar set being a common corner of the herein described tract and the Carl Haptonshall tract; thence North 89 degrees 46 minutes 36 seconds East along the South line of the aforementioned Haptonshall tract, the Mary Chamberlin and Brenda Rogers tracts a distance of 2653.93 feet to a ½ inch rebar set which is the True Point of Beginning, having an area of 7210050.21 square feet, 165.52 acres, more or less, subject to all codes, regulations and restrictions, rights of way and easements of record.

TRACT 2: A 1.55, more or less, acre tract of land located partially in the Northeast Quarter and the Southeast Quarter of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi, and is further described as follows:

Commencing at the Northeast corner of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi; thence South 84 degrees 42 minutes 28 seconds West for a distance of 165.69 feet to a point in Byhalia road being the True Point of Beginning of the centerline of this proposed 50 Foot wide Ingress/Egress Easement, said Easement being 25 Foot to either side of said line; thence South 00 degrees 52 minutes 50 seconds East for a distance of 150.85 feet to a point to a point of curve to the right having a radius of 1,000.00 feet, a chord bearing of South 04 degrees 40 minutes 59 seconds West; a chord distance of

193.90 feet and an arc length of 194.20 feet to a point; thence South 10 degrees 14 minutes 48 seconds West for a distance of 115.05 feet to a point to a point of curve to the left having a radius of 1,000.00 feet, a chord bearing of South 04 degrees 40 minutes 59 seconds West, a chord distance of 193.90 feet and an arc length of 194.20 feet to a point; thence South 00 degrees 52 minutes 50 seconds East for a distance of 679.55 feet to a point in the North line of the Floy Riley Wooten property as recorded in Deed Book 19, Page 451 of the Land Records of DeSoto County, Mississippi, to the POINT OF ENDING of the herein described centerline of a 50 foot wide Ingress/Egress Easement. Said property consisting of 1.55, more or less, acres of land.

TRACT 3: A 53.18, more or less, acre tract of land located partially in the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows:

Beginning at a ½ inch rebar set being a point in the East line of the Acree tract to the West and a common corner of the herein described property and the Vanderburg tract to the North; said point lies South 00 degrees 52 minutes 50 seconds East a distance of 1706.05 feet from the Northwest corner of Section 4, Township 3 South, Range 6 West; thence North 89 degrees 34 minutes 10 seconds East along the common South line of the aforementioned Vanderburg tract, the John Coffin, Emily Cohen, Charles Barker, and Marilyn Pasino tracts a distance of 2658.05 feet to an iron pin found being a point in the West line of the Thomas Jones tract to the East and the common corner of the herein described property and the aforementioned Pasino tract to the North; thence South 00 degrees 52 minutes 54 seconds East along the aforementioned West line of the Jones tract a distance of 871.60 feet to a ½ inch rebar set being a common corner of the herein described property and the Elton Murphree tract to the South; thence South 89 degrees 34 minutes 10 seconds West along the North line of the aforementioned Murphree tract a distance of 2658.06 feet to a ½ inch rebar set on the East line of the Acree tract also being the Section line for Sections 4 and 5, Township 3 South, Range 6 West; thence North 00 degrees 52 minutes 50 seconds West along the aforementioned Section line/East line of the Acree tract a distance of 871.60 feet to a ½ inch rebar set which is the True Point of Beginning, having an are of 2316678.10 Square Feet, 53.18, more or less, acres, subject to all codes, regulations and restrictions, rights of way and easements of record.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and easements for public roads and public utilities.

Taxes for the current year are prorated as of the date of this instrument and assumed by the Grantees herein and possession is to take place upon the delivery of this Deed.

WITNESS THE SIGNATURES OF THE DULY AUTHORIZED OFFICIALS OF THE GRANTOR, this 26 day of September, 2006.

EBI LAND, LLC, a Mississippi Limited Liability Company

BY:


ROBERT M. BAILEY, Member

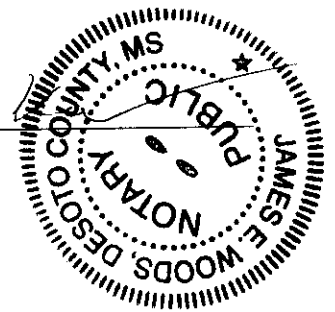
BY:


JAMES W. EUBANKS, JR., Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 26 day of September, 2006, within my jurisdiction, the within named ROBERT M. BAILEY and JAMES W. EUBANKS, JR., who acknowledged that they are Members of EBI Land, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company and as its act and deed they executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

James E. Woods
NOTARY PUBLIC



My Commission Expires: 7-14-07

GRANTOR'S ADDRESS:
P. O. Box 7
Tunica, MS 38676
Phone: 662-363-0002

GRANTEE'S ADDRESS:
P. O. Box 867
New Albany, MS 38652
Phone: 662-534-4774

PREPARED BY AND RETURN TO:

JAMES E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
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